

**LEON COUNTY
GROWTH AND ENVIRONMENTAL MANAGEMENT DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE STAFF REPORT**

STAFF RECOMMENDATION: *APPROVAL WITH CONDITIONS*

PROJECT NAME: Hampton Creek Subdivision

APPLICANT: Linderland, Inc.
P. O. Box 15846
Tallahassee, FL 32317
(850) 894-6035

AGENT: Moore Bass Consulting, Inc. (Eric Etters, P. E.)
805 North Gadsden Street
Tallahassee, FL 32303
(850) 222-5678

SUMMARY OF THE APPLICATION:

The applicant is requesting approval for 225 residential units on 35.56 acres - 168 single family attached lots and 58 single family detached and three (3) nonresidential lots. The subdivision is inside the Urban Service Area and is located in the OR-2 (office-residential) zoning district and Mixed Use A future land use district. The property is located at the southwest corner of Apalachee Parkway and Mt. Sinai Road. Apalachee Parkway is a principal arterial road.

Electrical, water and sewer service will be provided by the City of Tallahassee. This site and development plan will be a public subdivision.

DATE OF DRC MEETING: September 3, 2003

DATE OF PRE-APP: May 21, 2003

**DATE OF TECHNICAL
STAFF REVIEW:** July 9, 2003

STAFF PLANNER: Joan Schairer, Development Services Coordinator

TAX ID#: 31-01-20-406-000-0 and 31-01-20-407-000-0

PARCEL SIZE: 46.28 acres +/- (35.56 acres for residential use; 10.72 acres for nonresidential use)

Hampton Creek Subdivision
September 3, 2003
Page 2

LOCATION: Southwest corner of Apalachee Parkway and Mt. Sinai Road

ROADWAY ACCESS: Apalachee Parkway (principal arterial road)
Mt. Sinai Road (local street)

ZONING DISTRICT: OR-2 (office-residential)

FUTURE LAND USE: Mixed Use A

INSIDE/OUTSIDE
URBAN SERVICES AREA: Inside

ZONING PATTERN: North: OR-2 (Office-Residential)
South: Rural
East: Rural
West: Rural and OR-2 (Office-Residential)

ADJOINING EXISTING
LAND USES: North: Notary Public Underwriter and single family residences
East: St. Joe Company land and Mt. Sinai A.M.E. Church
West: St. Joe Company land
South: St. Joe Company land

PERMITTED USE
VERIFICATION: VC03030061R (revised 06/20/03)

Site Plan and Subdivision Review Criteria: In deciding whether to approve, approve with conditions, or deny a site plan, the Development Review Committee shall determine pursuant to Section 10-1482, Type B Review:

- (a) Whether the design standards and requirements set forth in the Subdivision regulations have been met;
- (b) Whether the applicable criteria of the Environmental Management Act have been met;
- (c) Whether the standards and requirements of the zoning code have been met; and
- (d) Whether the requirements of other applicable regulations or ordinances which impose specific requirements on the proposed development have been met.

Hampton Creek Subdivision
September 3, 2003
Page 3

Growth and Environmental Management Department Staff Findings: The staff is generally responsible for reviewing the site plan application to ensure that the application meets the applicable requirements set forth in the Zoning, Site Plan, and Subdivision Regulations (Section 10 of the Leon County Code of Laws).

Concurrency (Section 10-140):

A Preliminary Certificate of Concurrency was issued on July 31, 2003.

Zoning District Issues (Section 10-1222):

The development standards for the OR-2 (Office-Residential) zoning district inside the Urban Service Area allows the gross density of 6.33 units per acre.

Finding: The density meets the requirements in this zoning district.

Commercial Site Location Standards (Section 10-922):

Not applicable.

Buffer Zone Standards (Section 10-923):

Not applicable.

Conservation/Preservation Area (Section 10-953, 973, 974):

A Natural Features Inventory and an Environmental Impact Analysis for the project have been reviewed and approved by the Environmental Compliance Division.

Site Plan Submittal Requirements (Section 10-1481(3):

The proposed site plan must be modified to include or explain the following items:

1. That the proposed 30 feet drainage, utility and access easement across Block B, Lots 1 and 2 be modified to read: "proposed 30 feet drainage/utility/ingress/egress easement."
2. Correct the typographical error "lauout" to read "layout" on Sheets 4 and 5.
3. Setbacks must be clearly shown on each sheet.

Hampton Creek Subdivision
September 3, 2003
Page 4

Canopy Road Overlay District (Section 10-957):

Not applicable.

Parking and Loading Requirements (Division 7, Section 10-1028):

Parking standards require two spaces for up to three bedrooms. The applicant has included in the site plan a typical house footprint which includes parking for each unit.

Finding: The number of parking spaces and sizes as illustrated on the typical lot layout meet the requirements of this section.

Utility Services Plan:

The concept plan for utilities has been approved by the City of Tallahassee.

Accessory Structures (Section 10-1102):

Accessory structures must be located at least seven and one half feet from the property line, and a minimum of six feet from any other structure. They may not be located in a buffer or landscape area, nor in the front or side corner yard. Any proposed accessory structures must be shown in the concept development plan, and shall be included in all calculations of pervious and impervious areas. No accessory structures are proposed for this site and development plan. Accessory structures for individual lots will be addressed at permitting.

Development Standards (Section 10-1222):

Single Family Detached Dwellings

Minimum Lot Size:	5,000 square feet (with central water and central sewer)
Lot Width:	50 feet
Lot Depth:	100 feet

Minimum Building Setbacks for Single Family Detached Dwellings

Front yard setback:	15 feet
Side interior setback:	7.5 feet
Side corner setback:	15 feet
Rear yard setback:	25 feet
Building height:	3 stories

Hampton Creek Subdivision
September 3, 2003
Page 5

Single-Family Attached Dwellings

Lot size: 1,600 square feet minimum; 2,000 square feet average
Lot width: 16 feet
Lot depth: None

Single-Family Attached Dwelling Setbacks

Front yard setback: 15 feet
Side interior setback: None
Side corner setback: 15 feet
Rear yard setback: 25 feet
Building height: 3 stories

Finding: The site plan meets these requirements.

Special Roadway Setbacks (Section 10-1107):

Not applicable.

Permitted Use Verification (Section 10-1477):

VC030061R (approved 06/20/03)

The above referenced parcels are located in the OR-2 (Office/Residential) zoning district and are inside the Urban Service Area. Both parcels combined are a total of 46.74 acres. Utilizing this total acreage, the proposed development is eligible for sixty (60) single-family detached dwelling units and one-hundred seventy (170) single-family attached dwelling units. OR-2 allows either single-family attached dwellings or single-family detached site built homes. The proposed development can develop for either or for both as long as the total number of dwelling units does not exceed 230. There are environmental features located on this site which may affect the development of this site. There are currently 2 dwelling units located on this site. These units are included in the calculation of the number of allowed dwelling units. This development will be required to go through the Type "C" Site and Development Review process. This development may be subject to the City/County Water & Sewer Agreement.

Comprehensive Plan Issues:

The subdivision has been determined to be consistent with the Comprehensive Plan.

Hampton Creek Subdivision
September 3, 2003
Page 6

Deviation from Development Standards (Article XI, Division 9)

None requested.

Leon County Growth and Environmental Management Department:

Staff strongly encourages the applicant to submit revised plans that addresses the conditions noted below prior to the Board public hearing on the proposed property.

Growth and Environmental Management recommends that the DRC forward this proposed project to the Board of County Commissioners (BCC) with a recommendation of approval with conditions. This recommendation is based on the above referenced findings of fact and the incorporation of the following conditions into the site and development plan:

1. The site and development plan application shall be revised to provide for reciprocal ingress/egress easement between Parcel #1 and Parcel #2 of Block B and future interconnection to Mt. Sinai Road, should it be desired by the property owner(s) at some future date to construct and utilize this interconnection.
2. The site and development plan application shall be revised to create a safer design for the segment of Hampton Ridge Avenue running north to south. This may be accomplished by any number of techniques, including the following: use of narrower lanes; use of raised intersections; stop sign; deflection of lanes (at angles); provision of a median; etc. The method selected by the applicant shall require approval by the Department of Public Works.
3. The street names Hampton Place and Hampton Trail Circle are already in use in the County. These names must be changed and approved by the Development Services Addressing Section prior to final approval.
4. Prior to the Board public hearing date for this subdivision, the following changes to the site and development plan set shall be made:
 - a. Change the labeling of the area currently indicated as "Area Dedicated to Mt. Sinai Church" to "Conservation Easement" and change the hatching of this area to be consistent with the style used for the northwestern conservation easement area (see Sheets 3, 5, and 8).
 - b. Change the labeling of the area currently indicated as "Area Dedicated to Leon County" to "Ingress/Egress Easement (Dedicate to Mt. Sinai Church & Others)" (see

Hampton Creek Subdivision
September 3, 2003
Page 7

Sheets 3, 5, and 8). This easement will eventually be dedicated to the church and to the relatives and descendants of persons interred in the grave sites situated within the project's property boundary.

c. Delete the note on Sheet 3 reading "Open Space Access and Privileges Provided to H.O.A. Township" and "Maintenance Shall Be Provided by Leon County".

d. Add a note to Sheet 3 generally worded as follows: "Stormwater pond SWMF #1 shall serve as the stormwater facility for future development in Block "B". This pond also serves as the stormwater facility for portions of the residential subdivision".

e. Revise line work on Sheet 3 to extend the outfall stormwater culvert from SWMF #2 all the way northward to the final project outfall structure, as indicated on Sheet 8 in the SWMF #1 plan view detail.

f. Darken the hatching for the significant slope areas in Block "A" as shown on Sheet 3.

g. Revise the far southwestern boundary of Tract "B" such that it terminates essentially in line with the centerline for the cul-de-sac at the end of Hampton Ridge Avenue (contact staff for further guidance). For the area bounded by the southern lot line of Lot 34, Block "E", the southern right-of-way/utility easement of Hampton Ridge Avenue, the western property boundary, the southern property boundary, and the revised southwestern boundary of Tract "B" (e.g., far southwest corner of site), hatch this area using the same style as used for other private drainage easements and label it as "Private Drainage Easement to H.O.A." (contact staff for further guidance). You may want to identify this new drainage easement area as a new "tract" as well. See Sheets 3 and 5.

h. Revise the "proposed energy dissipator" shown on Sheet 3 such that it is in keeping with the revised design you submitted to staff via fax on 8/25/03.

i. Revise the plan view detail of SWMF #3 shown on Sheet 8 to continue the natural buffer area around the entire pond, including the sediment sump area.

j. Delete the note on Sheet 6 and Sheet 7 reading, "Protected tree(s) within rear setbacks to be removed only if replacement tree(s) are planted with equal credit value". Such a stipulation may be impractical in some cases. This issue will be addressed further during environmental permitting.

5. Prior to the Board public hearing date for this subdivision, provide separate drawings depicting existing topography on off-site lands immediately adjacent to your project's western

Hampton Creek Subdivision
September 3, 2003
Page 8

property boundary (from proposed Lot 17, Block E southward) and its southern property boundary (from southwest property corner eastward roughly 250 feet). This information is necessary to assist with documentation concerning off-site sheetflow patterns that may affect the project. Contact George Su for further guidance.

6. In addition to the information typically required, ensure that the following are provided in your future application for the environmental management permit required for this project:

- a. Tree impact plans, tree preservation plans, reforestation plans/calculations, and a tree debit/credit analysis.
- b. Copy of an approved FDOT driveway connection permit and an approved FDOT drainage connection permit.
- c. Stormwater calculations supporting the design of the drainage swales that will be maintained by the Homeowners Association.
- d. Draft Homeowners Association document (restrictive covenants). This document must include specific information addressing maintenance and management of drainage facilities and easements that will be maintained by the HOA, usage, management and maintenance of open space areas, restrictions concerning conservation easement areas and maintenance of these areas, information concerning the ingress/egress easement leading to the eastern conservation easement area, and requirements for use of roof drains and gutters for homes constructed on certain lots.
- e. Draft executed conservation easement agreement including sketch of description and legal description for the conservation easement areas (contact staff for further guidance).
- f. Draft ingress/egress easement establishing access to the eastern conservation easement area.
- g. A cultural resources protection plan addressing measures that will be taken during project construction to help avoid impacts to documented cultural resources (grave sites) and to unidentified cultural resources that may exist, as well as actions that will be taken should previously unidentified cultural resources be encountered.

7. The proposed 30 feet drainage, utility and access easement across Block B, Lots 1 and 2 should be modified to read: "Proposed 30 feet drainage/utility/ingress/egress easement."

8. Correct the typographical error "lauout" to read "layout" on Sheets 4 and 5.

Hampton Creek Subdivision
September 3, 2003
Page 9

9. All applicable setbacks must clearly be shown on each plan sheet.
10. Pedestrian Access Easement not adjacent to public right-of-way, should be a minimum of 15 feet wide or clearly dedicated via the appropriate notification in recorded easement to the Homeowners Association.
11. Provide a typical roadway section for proposed improvements to Mt. Sinai Road, including travel widths.
12. Note on SWMF #3 providing privileges to Homeowner's Association shall be removed from plans. SWMF's are not to include recreational areas. Also remove inconsistent statement "Tract A & B Drainage & Utility Easement", on SWMF #1 & SWMF #3.
13. Typical section provided for internal roads notes 10' utility/drainage easement. Overlapping easements are not permitted. Identify drainage uses in easements.
14. Outfall pipe appears to terminate at SWMF #1. Clarify outfall terminus.
15. Clearly identify limits of SWMF #2 & #3, including access and underground pipe to be dedicated to Leon County, currently rip rap shown in the southwestern corner of site which is attached to the 15' HOA Drainage Easement, therefore, it will not be County maintained.
16. Identify use of area called out to be dedicated to Leon County adjacent to SWMF #2 at the end of Mt. Sinai Road. If this is for continued access to graves sites, call out as right-of-way.
17. Area including graves and identified as being dedicated to Mt. Sinai Church, should be re-labeled to area to be dedicated to the appropriate authority at the time of plat.
18. Clearly label all existing structures, buildings, wells and septic tanks, to be properly removed. Sheet 3 shows an existing well that is not labeled. The well shall be abandoned pursuant to NWFWMD requirements.
19. The front building setback under *Development Datas* on the Cover Sheet should read 17 feet not 15 feet.

Responses to Notification:

20 notices mailed
0 response returned
0 returned as undeliverable

Hampton Creek Subdivision
September 3, 2003
Page 10

Attachments:

- Attachment #1: August 29, 2003, letter from Clay Carithers, Environmental Review Supervisor
- Attachment #2: August 29, 2003, memorandum from Kimberly A. Wood, Public Works
- Attachment #3: August 27, 2003, memorandum from Wayne Tedder, Land Use Supervisor
- Attachment #4: August 28, 2003, letter from Dawn Davis, Program Specialist, Leon County Schools
- Attachment #5: August 28, 2003, email from Bob Brown, City of Tallahassee Utilities Division
- Attachment #6: August 26, 2003, memorandum from Brian S. Waterman, Transportation Planner, Development Services



BOARD OF COUNTY COMMISSIONERS

301 South Monroe Street
Tallahassee, Florida 32301
(850) 488-4710

Leon County
Dept. of Growth & Environmental Management
3401 W. Tharpe Street
Tallahassee, FL 32303
(850) 488-9300

Commissioners:

WILLIAM C. PROCTOR, JR.
District 1

JANE G. SAULS
District 2

DAN WINCHESTER
District 3

TONY GRIPPA
District 4

BOB RACKLEFF
District 5

RUDY MALOY
At-Large

CLIFF THAELL
At-Large

PARWEZ ALAM
County Administrator
(850) 488-9962

HERBERT W.A. THIELE
County Attorney
(850) 487-1006

August 29, 2003

Mr. Eric Etters, P.E.
Moore Bass Consulting, Inc.
805 North Gadsden Street
Tallahassee, Florida 32303

RE: Approval of Environmental Impact Analysis (with conditions)
Project: Hampton Creek Subdivision
Environmental Impact Analysis: LEA 03-0007 (& Type C Site Plan Review)
Parcel ID 31-01-20-406-000-0 and 31-01-20-407-000-0

Dear Mr. Etters:

We received your response to our second request for additional information (RAI) concerning the referenced EIA application and Type C site plan on 8/19/03. Based on our review of this response and additional information provided via fax on 8/25/03, your Environmental Impact Analysis is hereby approved.

Please be advised that this approval is subject to the applicant's compliance with the following conditions:

1. Prior to the Board public hearing date for this subdivision, make the following changes to the site development plan set:
 - A. Change the labeling of the area currently indicated as "Area Dedicate to Mt. Sinai Church" to "Conservation Easement" and change the hatching of this area to be consistent with the style used for the northwestern conservation easement area (see Sheets 3, 5, and 8).
 - B. Change the labeling of the area currently indicated as "Area Dedicate to Leon County" to "Ingress/Egress Easement (Dedicate to Mt. Sinai Church & Others)" (see Sheets 3, 5, and 8). This easement will eventually be dedicated to the church and to the relatives and descendants of persons interred in the gravesites situated within the project's property boundary.
 - C. Delete the note on Sheet 3 reading "Open Space Access and Privileges Provided to H.O.A. Township and Maintenance Shall Be Provided by Leon County".
 - D. Add a note to Sheet 3 generally worded as follows: "Stormwater pond SWMF #1 shall serve as the stormwater facility for future development in Block "B". This pond also serves as the stormwater facility for portions of the residential subdivision".
 - E. Revise line work on Sheet 3 to extend the outfall stormwater culvert from SWMF #2 all the way northward to the final project outfall structure, as is indicated on Sheet 8 in the SWMF #1 plan view detail.

Mr. Eric Etters

Attachment # 1 Hampton Creek; Approval of EIA; LEA03-0007

Page 2 of 3

- F. Darken the hatching for the significant slope areas in Block "A" as shown on Sheet 3.
 - G. Revise the far southwestern boundary of Tract "B" such that it terminates essentially in line with the centerline for the cul-de-sac at the end of Hampton Ridge Avenue (contact staff for further guidance). For the area bounded by the southern lot line of Lot 34, Block "E", the southern right-of-way/utility easement of Hampton Ridge Avenue, the western property boundary, the southern property boundary, and the revised southwestern boundary of Tract "B" (e.g., far southwest corner of site), hatch this area using the same style as used for other private drainage easement and label it as "Private Drainage Easement to H.O.A." (contact staff for further guidance). You may want to identify this new drainage easement area as a new "tract" as well. See Sheets 3 and 5.
 - H. Revise the "proposed energy dissipator" shown on Sheet 3 such that it is in keeping with the revised design you submitted via fax on 8/25/03.
 - I. Revise the plan view detail of SWMF #3 shown on Sheet 8 to continue the natural buffer area around the entire pond, including the sediment sump area.
 - J. Delete the note on Sheet 6 and Sheet 7 reading, "Protected tree(s) within rear setbacks to be removed only if replacement tree(s) are planted with equal credit value". Such a stipulation may be impractical in some cases. We will address this matter further during environmental permitting.
2. Prior to the Board public hearing date for this subdivision, provide separate drawings depicting existing topography on off-site lands immediately adjacent to your project's western property boundary (from proposed Lot 17, Block E southward) and its southern property boundary (from southwest property corner eastward roughly 250 feet). This information is necessary to help document off-site sheetflow patterns that affect the project. Contact George Su for further guidance.
 3. In addition to the information typically required, ensure that the following are provided in your future application for the environmental management permit required for this project:
 - A. Tree impact plans, tree preservation plans, reforestation plans/calculations, and a tree debit/credit analysis.
 - B. Copy of an approved FDOT driveway connection permit and an approved FDOT drainage connection permit.
 - C. Stormwater calculations supporting the design of the drainage swales that will be maintained by the homeowners association.
 - D. Draft homeowners association document (restrictive covenants). This document must include specific information addressing maintenance and management of drainage facilities and easements that will be maintained by the HOA, usage, management and maintenance of open space areas, restrictions concerning conservation easement areas and maintenance of these areas, information concerning the ingress/egress easement leading to the eastern conservation easement area, and requirements for use of roof drains and gutters for homes constructed on certain lots.
 - E. Draft executed conservation easement agreement including sketch of description and legal description for the conservation easement areas (contact staff for further guidance).
 - F. Draft ingress/egress easement establishing access to the eastern conservation easement area.
 - G. A cultural resources protection plan addressing measures that will be taken during project construction to help avoid impacts to documented cultural resources (gravesites) and to unidentified cultural resources that may exist, as well as actions that will be taken should previously unidentified cultural resources be encountered.

Mr. Eric Etters
Hampton Creek; Approval of EIA; LEA03-0007

Attachment # 1
Page 3 of 3

Should you have any questions or need additional information, please contact Grady Underwood or George Su.

Sincerely,



Clay Carithers
Environmental Review Supervisor

Cc: Joan Schairer
George Su
Grady Underwood
Kim Wood
file

Board of County Commissioners

INTER-OFFICE MEMORANDUM

DATE: August 29, 2003

TO: Joan Schairer, Development Services Coordinator
Growth & Environmental Management

FROM: Kimberly A. Wood, P.E., Senior Engineer
Public Works - Engineering Services

SUBJECT: Hampton Creek

Public Works has no objection to approval with the following conditions:

1. Pedestrian Access Easement not adjacent to public right-of-way, should be a minimum of 15 feet wide or clearly dedicated to the Homeowners Association.
2. Provide typical roadway section for proposed improvements to Mt. Sinai Road, include travel widths.
3. Note on SWMF #3 providing privileges to Homeowner's Association shall be removed from plans. SWMF's are not to include recreational areas. Also remove inconsistent not stating "Tract A & B Drainage & Utility Easement", on SWMF #1 & SWMF #3.
4. Typical section provided for internal roads shows 10' utility/drainage easement. Typically, overlapping easements are not permitted. Identify drainage uses in easements.
5. Outfall pipe appears to terminate at SWMF #1, clarify outfall terminus.
6. Clearly identify limits of SWMF #2 & #3 including access and underground pipe to be dedicated to Leon County, currently rip rap shown in the southwestern corner of site which is attached to the 15' HOA Drainage Easement therefore it will not be county maintained.
7. Identify use of area called out to be dedicated to Leon County adjacent to SWMF #2 at the end of Mt. Sinai Road. If this is for continued access to graves sites then call out as right of way.
8. Area including graves and identified as being dedicated to Mt. Sinai Church, should be re-labeled to area to be dedicated to the appropriate authority at the time of plat.
9. Clearly label all existing structures, building, wells and septic tanks, to properly be removed. Sheet 3 shows an existing well that is not labeled to be abandoned per NFWFMD requirements.
10. Front Building Setback on Cover Sheet should be 17 feet not 15 feet.

**TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT
MEMORANDUM**

TO: Development Review Coordinator
FROM: Wayne Tedder, Land Use Supervisor
DATE: August 27, 2003
SUBJECT: Development Review Committee Meeting of September 3, 2003
Hampton Creek – Type C Site and Development Plan Application

Project: Hampton Creek
Parcel Number: 31-01-20-406-000-0 & 31-01-20-407-000-0
Future Land Use Designation: Mixed Use A
Zoning District: OR-2
Applicant: Linderand, Inc.
Applicant's Agent: Moore Bass Consulting, Inc.
Property Owner: Sandra Neely and Bill Owen

Planning Department Findings:

1. The application is based upon PUV VC030061R, which states that the subject site, composed of two parcels located within the Urban Services Area and the OR-2 zoning district is eligible for 60 single family detached dwelling units and 170 single family detached dwelling units, including the two existing units located on site, subject to *City-County Water-Sewer Agreement*.
2. The site and development plan does not provide for interconnection with the residential property or to Mt. Sinai Road, located adjacent and to the east of the subject site. Policy 1.6.3 of the Transportation Element of the *Tallahassee-Leon County Comprehensive Plan* states: Encourage the interconnection for vehicular and pedestrian traffic between adjacent, compatible development. Policy 1.6.4 states: Encourage the interconnection of vehicular or pedestrian traffic between adjacent incompatible developments if this interconnection has the potential to reduce the vehicular traffic on the external street system without negatively impacting either development.
3. Policy 1.8.2 of the Transportation Element of the *Tallahassee-Leon County Comprehensive Plan* states: Establish and maintain a safe and effective system of bicycle lanes, bicycle paths, and sidewalks in conjunction with existing and planned roadways. Where design criteria allow and safe operation will occur, separate bicycle and pedestrian traffic from vehicular traffic. Access should be provided between neighborhoods, apartment complexes, shopping and employment centers, educational facilities, parks, and other traffic generators. Provide adequate and secure bicycle parking facilities at major destinations.

The site and development plan proposes the north-south segment of Hampton Ridge Avenue as a straightaway for a distance of 1200 feet. This segment of Hampton Ridge Avenue is proposed to be constructed with 11' foot wide travel lanes (two lanes, one in each direction), no median, and four street connections to the east

between its two termini (the east-west segment of Hampton Ridge Avenue on the north and a cul-de-sac on the south). The narrow right-of-way width (45 feet, proposed), moderately-sized travel lanes, moderate setbacks of houses from the street, and connections act to reduce the travel speed on the north-south segment of Hampton Ridge Avenue; however, the long straightaway (no deflections in street angle, no through interconnecting streets and no stop signs) act in reverse to increase travel speed of this segment, and in opposition to Policy 1.8.2.

Planning Department Recommendation:

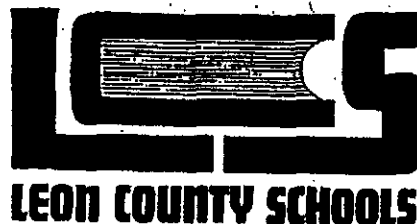
The Planning Department recommends that this application be approved, subject to the following conditions:

1. The site and development plan application shall be revised to provide for reciprocal ingress/egress easement between Parcel #1 and Parcel #2 of Block B and future interconnection to Mt. Sinai Road, should it be desired by the property owner(s) at some future date to construct and utilize this interconnection.
2. The site and development plan application shall be revised to create a safer design for that segment of Hampton Ridge Avenue running north to south. This may be accomplished by any number of techniques, including: use of narrower lanes; use of raised intersections; stop sign; deflection of lanes (at angles); provision of a median; etc. The method chosen shall require approval by the Department of Public Works.

Attachment # 4Attachment # 4Page 1 of 1Page 17 of 19

BOARD CHAIRMAN
Dee Crumpler

BOARD VICE-CHAIR
Georgia "Joy" Bowen



BOARD MEMBERS
Shella Costigan
Maggie B. Lewis
H. Fred Varn

August 28, 2003

SUPERINTENDENT
William J. Montford, III

Leon County
Development Review Committee
Department of Community Development
3401 W. Tharpe Street
Tallahassee, FL 32303

Post-It® Fax Note	7671	Date	# of pages
To	Chairman	From	Planning Dept.
Co./Dept.	Review Comm	Co.	Leon Co Schools
Phone #		Phone #	487-7257
Fax #	487-7956	Fax #	487-7291

Dear Committee Members:

Leon County Schools' Planning Department offers the following comments with regard to the items on the September 3 Development Review Committee Meeting agenda:

Williams Sand Mine Type "C" – No impact to LCS schools.

Hampton Creek Type "C" – Moderate impact on the Leon County Schools (225 units). The proposed residences would be zoned for Apalachee Elementary, Fairview Middle and Rickard High schools. Apalachee and Rickards have room to accommodate new students; however, Fairview is over 95% capacity.

Thank you for your consideration.

Sincerely,

Dawn Davis, Program Specialist
Planning and Policy Development

/ddc

Attachment # 5
Page 1 of 1

Attachment # 4
Page 18 of 19

From: "Brown, Bob" <BrownB@talgov.com>
To: "Schairer, Joan" <JOANS@mail.co.leon.fl.us>
Date: 8/28/03 12:35PM
Subject: RE: Hampton Creek Subdivision

Ken has approved a water and sewer concept plan. No construction plans have been submitted.

-----Original Message-----

From: Joan Schairer [mailto:JOANS@mail.co.leon.fl.us]
Sent: Thursday, August 28, 2003 11:11 AM
To: BrownB@talgov.com
Subject: Hampton Creek Subdivision

Has a utility service plan been submitted to the City for this project out Apalachee Parkway? If so, has it been approved or at least approved in concept?

I need to know as soon as possible.

Thanks,

Joan Schairer
Development Services Coordinator
Development Services
Growth and Environmental Management
3401 West Tharpe Street
Tallahassee, FL 32303
(850) 488-9300
Fax (850) 487-7956
Email: joans@mail.co.leon.fl.us

CC: "Will, Ken" <WillK@talgov.com>



Board of County Commissioners

Inter-Office Memorandum

DATE: August 26, 2003
TO: Joan Schairer, Development Services Coordinator
FROM: Brian S. Waterman, Transportation Planner
SUBJECT: Hampton Creek—Type "C"

Parcel Number: 31-01-20-406-000-0 & 31-01-20-407-000-0

A Preliminary Certificate of Concurrency (LCM030068) has been issued for this project. Upon notification of Site Plan Approval, a Final Certificate of Concurrency will be issued. However, it should be noted that the Certificate of Concurrency covers a proposed 35,000 square foot General Office land use for one of the outparcels. In order to be compliant with the Leon County Concurrency Policies and Procedures Manual, a Site and Development Plan for the office must commence within two (2) years of the issuance of the Final Certificate of Concurrency or concurrency may be reassessed for this land use. For the residential portion of the referenced project to be found compliant with the Leon County Concurrency Policies and Procedures Manual, the project must reach an appreciable level of build-out ($\geq 80\%$) within two (2) years, or concurrency may have to be reassessed for the unbuilt portion.

Furthermore, it should be noted that the applicant should consider installing a traffic light at the intersection of Mount Sinai Road and Apalachee Parkway. While a traffic light may not be warranted at this present time, one should be warranted after the project reaches full completion. Along with that, the projected vehicles leaving this site may not have an efficient access to Apalachee Parkway and significant queue lengths may result for traffic desiring to go westbound on Apalachee Parkway.

If the applicant has any questions, they may contact me at (850) 488-9300.